

## 5 Tables of assessment

### 5.7 Levels of assessment - Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

**Table 5.7.1 Building work**

Development	Level of assessment	Assessment criteria
Building work on or above a non-tidal artificial waterway.	<b>Self-assessment</b>	
	In all instances.	9.4.2 'Works code'
Building work, not associated with a material change of use, for a Dwelling house <sup>(22)</sup> , in the General residential zone or the Emerging community zone, Transition precinct on a developed lot	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: i. complying with the relevant criteria for self-assessable development; and ii. not complying with the circumstances for exempt development.  Note - If it does not meet criteria that are alternative provisions to the QDC or matters that relate to amenity and aesthetics as stated in the assessment criteria contained in table 9.3.1.2. A concurrence agency response is required from Council.	9.3.1 'Dwelling house code'
	<b>Code assessment</b>	
	If: i. not complying with the relevant value and constraint criteria for self-assessable development; and ii. not complying with the circumstances for exempt development.  Note - For the purposes of Schedule 4, table 2 of the Regulation the relevant value and constraint assessment criteria contained in table 9.3.1.2 are the same as an applicable Overlay.	9.3.1 'Dwelling house code'
Building work, not associated with a material change of use, for other than a Dwelling house <sup>(22)</sup> , in the General residential zone or the Emerging community zone, Transition precinct on a developed lot	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	6.2.6 'General residential zone code' (relevant precinct only)

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Building work, not associated with a material change of use, in the Environmental management and conservation zone	<b>Exempt</b>	
	If:	
	i. located on Council owned land and is in accordance with a Council Master Plan approved under Council policy;	
	OR	
	ii. located on State owned land and is in accordance with the relevant controlling Act (for example, but not limited, to Forestry Act, Nature Conservation Act) under which the land is administered.	
	OR	
	iii. complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
Building work, not associated with a material change of use, in the Limited development zone	<b>Impact assessment</b>	
	In all instances.	The planning scheme
Building work, not associated with a material change of use, in the Township zone - Township centre precinct and Township convenience precinct	<b>Self-assessment</b>	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Building work, not associated with a material change of use, in the following zones:  <ul style="list-style-type: none"> <li>• Centre zone</li> <li>• Community facilities zone</li> <li>• Emerging community zone, Interim precinct or Transition precinct on a developable lot</li> <li>• Extractive industry zone</li> </ul>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	Relevant zone code (relevant precinct only)

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<ul style="list-style-type: none"> <li>• Industry zone</li> <li>• Recreation and open space zone</li> <li>• Rural residential zone</li> <li>• Rural zone</li> <li>• Township zone (other than Township centre precinct and Township convenience precinct)</li> </ul>		
Building work associated with a material change of use	<b>No change</b>	
	The same level of assessment as that applying to the associated material change of use.	The same assessment criteria as that applying to the associated material change of use.
<b>Exempt development</b>		
<p>Any other building work not listed in this table.</p> <p>Any building work listed in the table and not complying with the description listed in the level of assessment column.</p>		

Editor's note - The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.